

RETURN TO:

STEVEN J GERALDSON
8607 BELL BROOK DR
OLIVE BRANCH, MS 38654-6228

2/14/05 8:28:10 P2
BK 2,159 PG 141 P2
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

FULL RELEASE/CANCELLATION

Acct #65465413235630001

The undersigned beneficiary is the legal owner and holder of the promissory note in the original sum of \$38,000.00, secured by that certain Deed of Trust dated 1/10/2002, in which **STEVEN J GERALDSON AND WIFE, KATHY M GERALDSON, AS TENANTS BY THE ENTIRETY, WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON** is Grantor, and **JEFFREY WAGNER McGLINCHEY STAFFORD PPLC** is Trustee, filed for record on 2/4/2002, as Auditor's File No. N/A, and recorded in Volume 1455 of Mortgages, at page 0388, records of De Soto County, Mississippi.

The note and all other indebtedness secured by said Deed of Trust has been fully satisfied.

FILING INSTRUCTIONS: 9, 2, 6 WEST

LEGAL DESCRIPTION: SEE ATTACHED

Dated: 02/08/2005

Wells Fargo Bank, N.A

(Beneficiary)

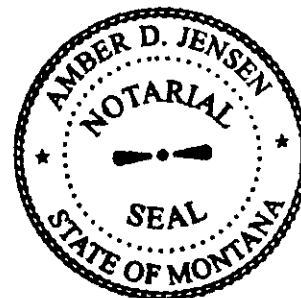
By Kathleen A Zigweid (Signed)
Kathleen A Zigweid, Collateral Officer

STATE OF MONTANA }
 } ss.
COUNTY OF YELLOWSTONE }

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **Kathleen A Zigweid**, who acknowledged that s/he is the Collateral Officer of **Wells Fargo Bank, N.A**, a national corporation, and that for and on behalf of the said corporation and as its act and deed s/he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, after first being duly authorized by said corporation so to do.

Given under my hand and official seal, this day of 02/08/2005.

Amber D Jensen
Amber D Jensen
Notary Public for the State of Montana
Residing at Park City, MT
My Commission expires: 10/10/2007



This instrument was drafted by **Amber D Jensen**
Wells Fargo Bank, 2324 Overland Ave
Billings, MT 59102, 866-255-9102

Prepared by:
NATE ALLEN
11601 N BLACK CANYON HWY
PHOENIX, AZ 85029

To the Chancery Clerk of the _____
Judicial District of _____ County,
Mississippi: The real property described herein is situated in
the _____ and the _____
of Section _____, Township _____, Range
_____, _____, Judicial District
of _____ County, Mississippi.

When Recorded Mail to:
Fidelity National-LPS
P.O. BOX 19523
Irvine, CA 92623-9523
WFIHE

State of Mississippi

REFERENCE # 20013622200215

Space Above This Line For Recording Data

ACCOUNT # 0654-654-1323563-0001

DEED OF TRUST

(With Future Advance Clause)

☒ THIS DEED OF TRUST SECURES A LINE OF CREDIT

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is 01/10/2002 and the parties, their addresses and tax identification numbers, if required, are as follows:
GRANTOR: STEVEN J. GERALDSON AND WIFE, KATHY M. GERALDSON, AS TENANTS BY THE ENTIRETY, WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

☐ If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgements.

TRUSTEE: Jeffrey Wagner
McGlinchey Stafford PLLC
Suite 100 Skytel Centre South
200 South Lamar Street
Jackson, Mississippi 39201

LENDER: WELLS FARGO BANK, N.A.
P. O. BOX 31557
BILLINGS, MT 59107

SI 1455 PG 0388
FE 1 10 30 PM '02
W. CHANCERY CLERK

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, bargains, sells, conveys and warrants to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:
THE LAND LYING AND BEING SITUATED IN DESOTO COUNTY, MISSISSIPPI, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS, TO WIT:
LOT 79, SECTION 'C', BELL RIDGE SUBDIVISION, IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGE 36, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.
SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

The property is located in DESOTO _____ at 8607 BELL BROOK DRIVE _____
(County) _____
_____, OLIVE BRANCH _____, Mississippi 38654
(Address) (City) (ZIP Code)